

Prepared By:
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Jackson, Mississippi 39206
(601) 981-7773
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Return To:
Down Under Investments, LLC
3964 Goodman Road, Suite 105
Southaven, Mississippi 38672
(901) 603-4477

Substituted Trustee's Deed

Grantor:
John C. Underwood, Jr.
340 Edgewood Terrace Drive
Jackson, Mississippi 39206
(601) 981-7773

X Grantee:
Down Under Investments, LLC
3964 Goodman Road, Suite 105
Southaven, Mississippi 38672
901-603-4477

INDEXING INSTRUCTIONS AND/OR LEGAL DESCRIPTION:

Lot 33, Woodland Lake Subdivision in Section 18, Township 3 South, Range 9 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 1, Page 15A, 15B and 15C in the office of the Chancery Clerk of Desoto County, Mississippi.

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, on May 26, 2006, Teresa D. Johnston, an unmarried woman, executed a deed of trust to Sandy Wilson, Trustee for the benefit of Regions Bank which deed of trust is recorded in Deed of Trust Book 2498 at Page 373 in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

WHEREAS, the aforesaid, Regions Bank, the holder of said deed of trust and the note secured thereby, substituted John C. Underwood, Jr., as Trustee therein, as authorized by the terms thereof, by instrument dated February 4, 2010, and recorded in the office of the aforesaid Chancery Clerk in Book 3,134 at Page 45; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby, having been declared to be due and payable in accordance with the terms of said deed of trust, and the legal holder of said indebtedness, Regions Bank, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substituted Trustee's fees and expense of sale;

WHEREAS, the undersigned Substituted Trustee, after posting and publication of the Notice of Sale as required by the terms of said deed of trust and the laws of the State of Mississippi, within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.), on the 30th day of March, 2010 at public outcry offered the hereinafter described property for sale at the Main Front door of the County Courthouse at Hernando, County of DeSoto, State of Mississippi;

WHEREAS, at such sale, Chris Newsom bid the sum of \$34,401.00; and

WHEREAS, said bid by Chris Newsom, was the highest bid;

NOW, THEREFORE, I, John C. Underwood, Jr., Substituted Trustee, in consideration of the sum of **\$34,401.00**, do hereby sell and convey unto **Down Under Investments, LLC** the following described property located and situated in the County of DeSoto, State of Mississippi, to-wit:

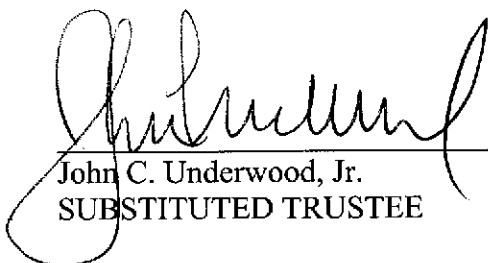
That certain real property lying and being situated in DeSoto County, Mississippi and being more particularly described as follows:

Lot 33, Woodland Lake Subdivision in Section 18, Township 3 South, Range 9 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 1, Page 15A, 15B and 15C in the office of the Chancery Clerk of Desoto County, Mississippi.

Also a proportionate part of the lake known as Woodland Lake and a proportionate part of the dam site.

Being the same property conveyed to Teresa D. Johnston by deed from Victoria Webb and Robert Webb recorded 05/05/2005 in deed book 498 page 689, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WITNESS MY SIGNATURE, this, the 30th day of March, 2010.


John C. Underwood, Jr.
SUBSTITUTED TRUSTEE

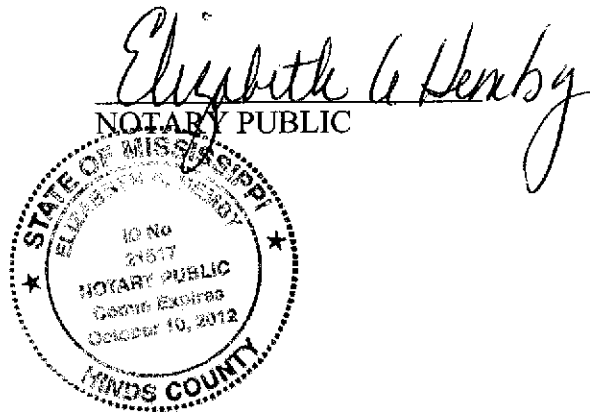
STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the county and state aforesaid, John C. Underwood, Jr. Substituted Trustee, who acknowledged to and before me that he executed the foregoing Substituted Trustee's Deed on the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this, the 30th day of March, 2010.

My Commission Expires: October 10, 2012



DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on May 28, 2006, Teresa D. Johnston, an unmarried woman, executed a deed of trust to Sandy Wilson, trustee for the benefit of Regions Bank, which deed of trust is recorded in Deed of Trust Book 2498 at Page 373 in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

WHEREAS, the aforesaid, Regions Bank, the holder of said deed of trust and the note secured thereby, substituted John C. Underwood, Jr., as Trustee therein, as authorized by the terms thereof, by instrument dated February 4, 2010 and recorded in the office of the aforesaid Chancery Clerk in Book 3,134 at Page 45; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby, having been declared to be due and payable in accordance with the terms of said deed of trust, and the legal holder of said indebtedness, Regions Bank, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substituted Trustee's fees and expense of sale;

NOW, THEREFORE, I, John C. Underwood, Jr., Substituted Trustee, in said deed of trust, will on the 30th day of March, 2010, offer for sale at public outcry for cash to the highest bidder, and sell within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.) at the Main front door of the County Courthouse at Hernando, County of DeSoto, State of Mississippi, the following described property situated in the County of DeSoto, State of Mississippi, to-wit:

That certain real property lying and being situated in DeSoto County, Mississippi and being more particularly described as follows:

Lot 39, Woodland Lake Subdivision in Section 18, Township 3 South, Range 9 West, DeSoto County, Mississippi as per plat thereof recorded in plat book 1, page 15A, 15B and 15C in the office of the Chancery Clerk of DeSoto County, Mississippi.

Volume No. 115 on the 9 day of Mar., 2010

Volume No. 115 on the 16 day of Mar., 2010

Volume No. 115 on the 23 day of Mar., 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Also a proportionate part of the lake known as Woodland Lake and a proportionate part of the dam site.

Being the same property conveyed to Teresa D. Johnston by deed from Victoria Webb and Robert Webb recorded 05/05/2005 in deed book 498 page 689, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I WILL CONVEY only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, This the 23rd day of February, 2010.

John C. Underwood, Jr.
SUBSTITUTED TRUSTEE
Control #10210016
PUBLISH: 03/09/2010, 03/16/2010, 03/23/2010

Sworn to and subscribed before me, this 23 day of Mar., 2010

BY Judy Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 442 words @ .12 \$ 53.04
B. 2 subsequent insertions of 884 words @ .10 \$ 88.40
C. Making proof of publication and deposing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 144.44

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